

Fairmount District Questions

When and how can I comment to the Salem Historic Landmarks Commission and City about the proposed district and guidelines and regulations?

All building owners within the proposed district will receive written notice about the National Register nomination process. A public hearing before City Council will be scheduled when the nomination is complete. Property owners will be given the opportunity to register their support or opposition to the listing of the district and make other comments.

In addition, any interested persons can attend the monthly Historic Landmarks and Design Review Commission meetings that are held on the fourth Thursday of the month at 5:30 in Council Chambers. At the beginning of each meeting, time is available to address items not listed on the agenda.

Specific comments or questions can be directed to the City's consultants or planning staff.

What about the tax breaks I have heard about?

The "tax breaks" are a state program called the Oregon Special Assessment for Historic Properties, administered by the State Historic Preservation Office (SHPO) and the County Tax Assessors Offices. This is a voluntary program for which each property owner must apply individually. You are not automatically enrolled in this program if you are in a National Register District. Details of the program can be found on the SHPO website:

http://www.oregon.gov/OPRD/HCD/SHPO/tax_assessment.shtml

Where can I find information about the review process, such as the different types of review?

The review process is established and defined in the Salem Revised Code Chapter 120A, specifically section 120A.060. This can be found at the following link:

<http://www.cityofsalem.net/departments/slegal/codes/>

In addition, the *Development Design Handbook* Section 5 identifies the applicable guidelines and standards for historic projects. The handbook is available in PDF format on the City of Salem website:

http://www.cityofsalem.net/export/departments/scdev/cityplan/Development_Design_Handbook.pdf

A brochure about residential historic districts is also available:

http://www.cityofsalem.net/export/departments/scdev/cityplan/historic/Residential_Brochure_web.pdf

Exactly what is reviewed?

Any exterior change to a resource that is within a historic district (contributing and non-contributing), or that is individually listed in the city historic inventory, must be reviewed.

If I add a layer of composition shingles to my roof, is that a change requiring review?

If the roofing material is not being changed, no review is needed. For example, if you have a composition shingle roof and you are replacing it with a new composition shingle roof, you don't need to go through a review process. This is considered an "in-kind" replacement, and these are allowed without review.

Can changes be made that are consistent with the building's appearance at the time of district approval (versus time of construction)?

In-kind replacement of elements that were existing when the resource was listed in the National Register is allowed. However, the addition or alteration of elements that are not "in kind", meaning not exactly the same, does require review.